

Board Meeting June 16, 2018

Attendance:

In Person: Mike Dix, Lloyd Ferguson, Jack Pagani, Ken Burke, Brenda Rafter, Laura Smallwood

Absent: Sue Fox

Start Time: 10:00 a.m. End Time: 1:30 p.m.

1) Approval of minutes from Board Meeting on April 29, 2018

Approved.

2) Caretaker Update

- a. Perimeter fence between Lot 53 and Lubins is complete. Requires painting, volunteers needed.
- b. Front fence requires painting, volunteers needed.
- c. Laundry room painted.
- d. Main washroom screens are up. Washroom roof cleaned, new shower heads and curtains installed.
- e. Over-seeded main lawn.
- f. Roy Bell donated \$1,200 in plants for front gardens.
- g. Replacement of beach lights, in progress.
- h. Lot 41 perimeter fence – estimate is approximately \$4,300 for materials (split with neighbor) plus labour and machine costs. Design is for one row of cement blocks with fence on top. **Action:** Jim to draft Business Case.
- i. Estimate for new pilings came in at \$2,500 per piling (5 needed) plus \$400 to cut and remove old pilings. **Action:** Jim to get cost breakdown. **Action:** Tim Christie to try and find out what the hotel paid.

3) Financial Update

- a. \$156,000 in bank.
- b. Awaiting Property Tax notice, budgeted \$32,500.
- c. \$10,000 in Accounts Receivable.
- d. Budget numbers are now on income statements. **Action:** Lloyd to circulate to Board.

4) Project Updates

#	Project Name	Project Lead	Update
1	Electrical Upgrade Washroom Row	Ken	<p>Still waiting on BC Hydro for cost estimate.</p> <p>New idea – put new pole at back gate. Dig 50' of trench. Install new shed on back road.</p> <p>Cable costs are estimated at \$100 per foot.</p> <p>Will look at another upgrade in</p>

			future to include remainder of back row plus lots 18 – 22.
2	Lot 42 – 45 Wall	Ken (with Mike)	Waiting for water to recede. Lot 44 is OK for this season. Might be time to consider a different approach and use the blocks elsewhere in the park.
3	Bottle Deposits	Susan	Boy Scouts are collecting recyclables that have a deposit.
4	D'Arcy Lubin issues	Mike	Jim/Roy to remove walkway attached to concrete blocks and remove dock attached to our piling. Action: Roy to talk to D'arcy.
5	Lot 53 Boundary Fence	Mike	Complete, except for staining.
6	Park Road/Area Naming	Brenda	In progress
7	Fire Pit/Central Gathering Area Point	Jack (with Ken)	In progress
8	Asphalt/Drainage at Lot 59/Speed Bumps	Ken	Received \$3,000 estimate, included 4 speed bumps, water diverter and berm. 2" normal height for speed bump. Action: Terry to bring plastic/composite speed bump to test. Action: Ken to get estimate for water diverter and berm. Request for "Kids Playing" signage at lower end of road. Action: Jack and Jim to look at all park signage.
9	Golf Cart	Jack	In progress. Jim and Roy have installed new batteries and cable. Issue with wiring, terminals and switch.
10	Property Tax Review	Brenda	Checked with Spider Springs and a resort in Honeymoon Bay. Both have looked at this issue numerous times and determined it best to keep costs equal across all shares. Further discussion required. Action: Lloyd to assess options and make recommendation regarding status quo or revised model.
11	Lot 10	Mike/Jack	Action: Jack to conduct Cost Benefit Analysis of a number of options and present recommendation to the Board. Action: Jim to contact Alex and have lot cleared.

5) LIRF Update

- a. Hot Tubs – no contentious issues identified. **Action:** Laura to post LIRF from Lot 6 requesting hot tub.
- b. Metal Awning – a lot of discussion about whether to permit metal awnings and issues regarding lot coverage. Further discussion required. **Action:** Jack to work with Dave and bring back information on awning design/ construction.
- c. LIRF Status - **Action:** Laura to attached list of all submitted LIRF's and their status to Board meeting minutes.

6) Tree Assessment

- a. Individuals with tree issues are to submit LIRF's for any proposed changes.

7) Lot Access

- a. Where possible, lot owners and renters are to be given notice when access to their lot is needed. If the situation is an emergency, every effort should be made to notify the lot owner or renter, but if they can not be contacted we are permitted access to the lot and notify the lot owner or renter afterwards. Every effort should be made to return the lot to the way it looked prior to accessing the lot (take pictures if necessary). **Action:** Lloyd to send letter to renters on lots 4, 9 and 13 to advise them of the above.
- b. Lot 53 ground needs to be restored to the way it was prior to the construction of the new fence. **Action:** Jim to address.

8) Workshop Access

- a. No one (Caretaker, lot owners, renters) is to access the workshop prior to 8:30 a.m. Consideration of lot owners located close by should be used prior to starting any noisy machinery early in the morning.
- b. Tools and materials are disappearing from the workshop. Workshop will be locked more and no one should be accessing the workshop without pre-arranging with the Caretaker.

9) Beach Lot Owner Parking

- a. Lot owners of lots 47 – 53 have little, if any, parking. This changed with the development of lot 17. **Action:** Jack to look at issue and come up with options to provide each lot owner with a designated parking spot.

10) Short-Term Rentals

- a. We are zoned (campground) for short-term rentals.
- b. We have a history of allowing short-term rentals.
- c. Our rules and regulations don't preclude short-term rentals.
- d. Air BnB's are not in alignment with our vision.
- e. Amendments to our rules and regulations are required for short-term rentals to change penalties and enforcement process. Short-term renters are not permitted to affect lot owners and long term renters.
- f. **Action:** Laura to schedule a meeting with Lot 12 to discuss lot owner concerns, ensure that owners make renters aware of the rules, that the

owners are available to deal with any rule infraction and are aware of upcoming rule changes regarding penalties and enforcement process.

11) Lot 17 Rental

- a. Notice will be given to lot 17 renters that next season they will be asked to pay market rental price (significant increase) and that winter storage will be offered to lot owners first.

12) Boat Trailers

- a. Boat trailers are still on front boulevard despite request that they be moved. Maintenance of this area can not be conducted as having to work around the trailers is too great of a risk. Painting of front fence can not be done with trailers in the way. **Action:** Lloyd to send note to lot owners advising that all trailers must be moved by end of July 1 weekend as fence painting is planned for weekend of July 7, starting at 9 a.m.

Open Portion of meeting adjourned

LIRF Status Updates

- Lot 5 – Increase front fence height – approved
- Lot 44 – New unit – approved
- Lot 29 – Protective roof covering – approved
- Lot 14B – New shed – approved
- Lot 4 – New gazebo and front fence – approved
- Lot 6 – Plant new trees – approved
- Lot 24 – Extend shed size – approved
- Lot 2 – Construct ground level deck – approved
- Lot 18 – Replace rotten fence along service corridor – approved
- Lot 41 – Replace fence panels – approved
- Lot 6 – Replace siding on unit – approved
- Lot 56 – Modify trellis on side fences – approved
- Lot 6 – Replace garden fence panels - approved